



**STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET
STATE PLANNING COORDINATION**

October 19, 2005

Mr. Michael Metz
22991 Briarwood Road
Georgetown, DE 19947

RE: PLUS review – PLUS 2005-09-03; Metz Property

Dear Mr. Metz:

Thank you for meeting with State agency planners on September 28, 2005 to discuss the proposed plans for the Metz property.

According to the information received, you are seeking a conditional use for a campground and amenities to be located on 37 acres on County Roads 249 & 253, near Georgetown.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. The developers will also need to comply with any Federal, State and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.

Executive Summary

The following section includes some site specific highlights from the agency comments found in this letter. This summary is provided for your convenience and reference. The

full text of this letter represents the official state response to this project. ***Our office notes that the applicants are responsible for reading and responding to this letter and all comments contained within it in their entirety.***

State Strategies/Project Location

- This proposal is for a seasonal campground in an Investment Level 4 area according to the *Strategies for State Policies and Spending*. Because the proposal is for a seasonal campground which is not out of character with the rural surroundings, we have no objection to the proposal.
- **If this proposal changes at any time to become a year-round camping facility or a residential development, we would oppose it for inconsistency with the *State Strategies*.**

Street Design and Transportation

- Right-of-way dedication will be required along the frontage of Shingle Point Road.
- A paved, multi-modal path located in a 15-foot wide easement will be required across the frontage of the site.
- If the proposed entrance cannot be aligned opposite Briarwood Road, it will need to be placed far enough north of Briarwood Road to provide adequate separation between the two intersections.

Natural and Cultural Resources

- The site is within the Livable Delaware Green Infrastructure area established under Governor Minner's Executive Order #61.
- Because of the potentially high volume of wastewater generated from a variety of wastewater sources (camp sites, office/store, restrooms/showers and miscellaneous facilities) during typical day-to-day campground operations may, in all likelihood, necessitate a commercially-permitted wastewater disposal system to meet the State of Delaware's current wastewater disposal regulatory requirements. Contact the Small Systems Branch (302-856-4561) in Georgetown

for further information about the wastewater disposal permitting requirements on your parcel.

- Clearing of forested areas should be minimized and tree removal should not occur between April 1 and July 31.
- The proposed fishing pond should have a vegetated buffer around the perimeter to protect water quality and deter nuisance waterfowl.

The following are a complete list of comments received by State agencies:

Office of State Planning Coordination – Contact: Ann Marie Townshend 739-3090

This proposal is for a seasonal campground in an Investment Level 4 area according to the *Strategies for State Policies and Spending*. Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved. Because the proposal is for a seasonal campground which is not out of character with the rural surroundings, the Office of State Planning Coordination has no objection to the proposal. **However, if this proposal changes at any time to become a year-round camping facility or a residential development, the Office of State Planning Coordination opposes it for inconsistency with the *State Strategies*.**

Division of Historic and Cultural Affairs – Contact: Alice Guerrant 739-5685

The DHCA is not opposed to this development in Investment Level 4. The proposed RV camp will be almost entirely hidden in the woods and thus will not have an adverse effect on the historic agricultural landscape and will not have a visual effect on a nearby 19th-c. dwelling (S-3155) across Shingle Point Rd. to the north. There will not be much change in the noise levels for that property either, since most vehicles will be approaching from the south, and the entrance road will be on the south edge of the development parcel.

This parcel has a low potential for historic-period archaeological sites. However, the current USGS Harbeson topographic map notes a cemetery on or near the north edge towards the rear of this parcel. The owners need to find out where exactly that cemetery is and whether it is on or very close to their parcel. If it is on the parcel, the owners will need to set aside a sufficient area to preserve it and to avoid any unmarked burials. If it is nearby, there is still the potential that the construction work could uncover unmarked

human remains, which would trigger the processes of the state's Unmarked Human Remains Act, and may require them to hire an archaeological consultant. They may want to set some area aside within their parcel to avoid this, or they may want to hire an archaeological consultant to test the area to see if burials in fact extend onto their property. The DHCA would be happy to advise them further about these issues, and request that they contact us when they do discover where the cemetery is.

There is also some medium potential for prehistoric-period archaeological sites near that cemetery. The DHCA would appreciate the opportunity to check for such sites before any ground-disturbing activities take place.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

- 1) Shingle Point Road is classified as a local road. Local roads in Delaware typically have right-of-way widths ranging from 33 to 50 feet. DelDOT's policy is to require dedication of sufficient land to provide a minimum right-of-way width of 30 feet from the centerline on local roads. Therefore DelDOT will require right-of-way dedication along the frontage to provide any additional width needed from this project.
- 2) DelDOT will also require that a paved multi-modal path, located in a 15-foot wide permanent easement, be provided across the frontage of the site.
- 3) DelDOT mapping indicates that the proposed entrance cannot be aligned opposite Briarwood Road. If that is the case, they will require that it be placed far enough north of Briarwood Road to provide adequate separation between the two intersections.
- 4) The developer's site engineer should contact the DelDOT Subdivision Manager for Sussex County, Mr. John Fiori, regarding their specific requirements for access. Mr. Fiori may be reached at (302) 760-2260.

The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-9071

Green Infrastructure

Portions or all of the lands associated with this proposal are within the Livable Delaware Green Infrastructure area established under Governor Minner's Executive Order #61 that

represents a network of ecologically important natural resource lands of special state conservation interest.

Green infrastructure is defined as Delaware's natural life support system of parks and preserves, woodlands and wildlife areas, wetlands and waterways, productive agricultural and forest land, greenways, cultural, historic and recreational sites and other natural areas all with conservation value. Preserving Delaware's Green Infrastructure network will support and enhance biodiversity and functional ecosystems, protect native plant and animal species, improve air and water quality, prevent flooding, lessen the disruption to natural landscapes, provide opportunities for profitable farming and forestry enterprises, limit invasive species, and foster ecotourism.

Voluntary stewardship by private landowners is essential to green infrastructure conservation in Delaware, since approximately 80 percent of the State's land base is in private hands. It is in that spirit of stewardship that the Department appeals to the landowner and development team to protect sensitive resources through an appropriate site design.

Soils

Based on soil survey update Runclint, Hammonton, Woodstown and Lenni, were mapped on subject parcel. Runclint is a well-drained upland soil that, generally, has few limitations for development. Hammonton is a moderately well-drained soil of low-lying uplands that has moderate limitations for development. Woodstown is a moderately well-drained soil of low-lying uplands that has moderate limitations for development. Lenni is a poorly-drained wetland associated (hydric) soil that has severe limitations for development based on the presence of a water table and slowly permeable subsoils.

Wetlands

According to the Statewide Wetland Mapping Project Mapping (SWMP) maps, a small unit of palustrine unconsolidated bottom wetlands was mapped near the center of subject parcel. Based on the information submitted in the application, a wetlands delineation has been completed and approved by the United Army Corps of Engineers. A copy of this delineation, however, was not submitted to the Watershed Assessment Section for review.

Impacts to wetlands should be avoided and vegetated buffers of no less than 100 feet should be employed from all wetlands and water bodies. Lots should exclude all wetlands and associated buffers. The developer should note that both DNREC and Army Corps of Engineers discourage allowing lot lines to contain wetlands to minimize

potential cumulative impacts resulting from unauthorized and/or illegal activities and disturbances that can be caused by homeowners.

Impacts to Palustrine wetlands are regulated by the Army Corps of Engineers through Section 404 of the Clean Water Act. In addition, individual 404 permits and certain Nationwide Permits from the Army Corps of Engineers also require 401 Water Quality Certification from the DNREC Wetland and Subaqueous Land Section and Coastal Zone Federal Consistency Certification from the DNREC Division of Soil and Water Conservation, Delaware Coastal Programs Section. Each of these certifications represents a separate permitting process.

To find out more about permitting requirements, the applicant is encouraged to attend a Joint Permit Process Meeting. These meetings are held monthly and are attended by federal and state resource agencies responsible for wetland permitting. Contact Denise Rawding at (302) 739-4691 to schedule a meeting.

TMDLs

A Total Maximum Daily Load (TMDL) is the maximum level of pollution for which a water quality limited water body can assimilate without compromising use and recreational goals such as swimming, fishing, drinking water, and shell fish harvesting. Although TMDLs as a “pollution runoff mitigation strategy” to reduce nutrient loading have not yet been developed for the Broadkill River subwatershed to date, work is continuing and they should be completed by December 2006.

Therefore, until the specified TMDL reductions and pollution control strategies are adopted, it shall be incumbent upon the developer to employ best available technologies (BATs) and/or best management practices (BMPs) as “methodological mitigative strategies” to reduce degradative impacts associated with development. Reducing imperviousness, preservation and/or planting trees, and maintaining at least a 100-foot upland buffer from all streams and wetlands are some examples of mitigative strategies to reduce nutrient runoff impacts.

Water Supply

The project information sheets state that individual on-site wells will be used to provide water for the proposed project. DNREC records indicate that the project is not located in an area where public water service is available. The Division of Water Resources will consider applications for the construction of on-site wells provided the wells can be constructed and located in compliance with all requirements of the Regulations

Governing the Construction and Use of Wells. A well construction permit must be obtained prior to constructing any wells.

Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. In addition, a water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation.

All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Please factor in the necessary time for processing the well permit applications into the construction schedule. Dewatering well permit applications typically take approximately four weeks to process, which allows the necessary time for technical review and advertising.

Should you have any questions concerning these comments, please contact Rick Rios at 302-739-9944.

Wastewater and Nutrient Loading

The wastewater generated from the individual camp sites are to be initially discharged to a designated “dump station” within this campground. Additionally, because of the potentially high volume of wastewater generated from a variety of wastewater sources (camp sites, office/store, restrooms/showers and miscellaneous facilities) during typical day-to-day campground operations may, in all likelihood, necessitate a commercially-permitted wastewater disposal system to meet the State of Delaware’s current wastewater disposal regulatory requirements. Contact the Small Systems Branch (302-856-4561) in Georgetown for further information about the wastewater disposal permitting requirements on your parcel.

Sediment and Erosion Control/Stormwater Management

Standard Comments:

1. A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. The plan review and approval as well as construction inspection will be coordinated through Sussex Conservation District. Contact Jessica Watson, Program Manager, at (302) 856-7219 for details regarding submittal requirements and fees.

2. It is strongly recommended that you contact Sussex Conservation District to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan. The site topography, soils mapping, pre- and post- development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion.
3. A Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity must be submitted to DNREC Division of Soil and Water Conservation along with the \$195 NOI fee prior to plan approval.
4. Applying practices to mimic the pre-development hydrology on the site, promote recharge, maximize the use of existing natural features on the site, and limit the reliance on structural stormwater components, such as maintaining open spaces, should be considered in the overall design of the project as a stormwater management technique.
5. Each stormwater management facility should have an adequate outlet for release of stormwater. Any drainage conveyed onto this site from neighboring properties must be adequately conveyed through the site to the discharge point without interruption.
6. Clearly address how Stormwater Quality and Quantity Treatment will be provided. If this project is eligible for a Quantity Waiver, please make the request in the stormwater narrative citing the specific regulation. As of April 11, 2005, stormwater BMPs must also consider water quality as well as quantity in impaired water bodies – reducing nutrients through BMPs will also help achieve the future required TMDL nutrient reductions in the Broadkill River subwatershed.
7. Please indicate on the sediment and stormwater management plan who shall be responsible for maintenance of the stormwater management facilities both during construction and after. During the design of the sediment control and stormwater management plan, considerations should be made for maintenance (i.e. access, easements, etc.) of any structures or facilities.
8. If a stormwater management pond is going to be utilized as a sediment trap/basin during construction it must be designed to accommodate 3600 cubic feet of storage per acre of contributing drainage area until project stabilization is complete.

9. All ponds are required to be constructed per Pond Code 378.
10. Please note that if the stormwater facilities will impact wetlands, a permit must be provided to the District prior to receiving approval. Please address.

Site-Specific Comments:

1. A Certified Construction Reviewer (CCR) is required for this project.
2. The District will require a phased plan and sequence of construction for this project. DNREC regulations require no more than 20 acres to be disturbed at more time. Please address.
3. Under the DNREC Health and Safety Memo of 2000, all wet ponds are required to have an open space depth of 3 feet or more that comprises 50-75 percent of the area of the pond.
4. Please comply with all new regulations and policies including Stormwater Regulations, Erosion and Sediment Control Handbook, and NRCS Rainfall events for the 2, 10, and 100-year storm events.
5. DNREC is requiring that all projects investigate the use of "Green Technology" such as bioretention and bioswales to treat water quality. District recommends scheduling a preliminary submittal meeting to discuss various options in more detail.
6. Please demonstrate that this project has an adequate outfall. District recommends scheduling a preliminary submittal meeting to discuss this project in more detail.

Drainage

The Drainage Section requests all existing ditches on the property be checked for function and cleaned if needed prior to the construction of homes. Wetland permits may be required before cleaning ditches.

The Drainage Section requests that all precautions be taken to ensure the project does not hinder any off site drainage upstream of the project or create any off site drainage problems downstream by the release of on site storm water.

The Drainage Section strongly recommends any drainage conveyance between two parcels within a subdivision be dedicated as a drainage easement and such easement be designated as passive open space, not owned by individual landowners. The easement should be of sufficient width to allow for future drainage maintenance as described below.

- Along an open ditch or swale, the Drainage Section recommends a maintenance equipment zone of 25 feet measured from the top of bank on the maintenance side, and a 10-foot setback zone measured from top of bank on the non-maintenance side. These zones should be maintained as buffers to aid in the reduction of sediment and nutrients entering into the drainage conveyance. Grasses, forbs and sedges planted within these zones should be native species, selected for their height, ease of maintenance, erosion control, and nutrient uptake capabilities. Trees and shrubs planted within the maintenance zone should be native species spaced to allow for drainage maintenance at maturity. Trees should not be planted within 5 feet of the top of ditch to avoid future blockages from roots.
- Along a stormwater pipe the Drainage Section recommends a maintenance equipment zone of 15 feet on each side of the pipe as measured from the pipe centerline. This zone should be maintained as buffers to aid in the reduction of sediment and nutrients entering into the drainage conveyance. Grasses, forbs and sedges planted within these zones should be native species selected for their height, ease of maintenance, erosion control, and nutrient uptake capabilities. Trees and shrubs planted within the maintenance zone should be spaced to allow for drainage maintenance at maturity.

The Drainage Section recommends any drainage/utility easement owned by an individual landowner should not have structures, decks, buildings, sheds, kennels, fences or trees within the drainage easement to allow for future drainage maintenance.

Rare Species

DNREC has not surveyed this project site; therefore, a review of their database indicates that there are currently no records of state-rare or federally listed plants, animals or natural communities at this project site. They have records of mud salamander (*Pseudotriton montanus*) and swamp-pink (*Hellonias bullata*) in the general area; however, it is unlikely that habitat exists on this parcel for these two species.

Forest Preservation

According to aerial photographs and our database, this area of forest is mostly scrub-shrub and has been previously clear-cut. Although this type of forested area typically does not support an array of rare species, there are wildlife species that do utilize this type of habitat. When forested areas are cleared, these species must disperse into surrounding areas and this can result in human-animal conflicts. Therefore, DNREC recommends that clearing be minimized as much as feasible and that tree removal not occur April 1st to July 31st to minimize impacts to wildlife species that utilize this habitat for nesting.

Fishing Pond

The fishing ponds planned for the campground should have a vegetative buffer around the perimeter to protect water quality and to deter nuisance waterfowl (see comments below). Water quality protection is important for maintaining conditions necessary for fish growth, reproduction, and survival. Water quality resulting from run-off can facilitate algae growth and cause a reduction in oxygen availability which will cause fish kills. If you would like information or have any questions regarding management of fish and water quality, please contact our Division's freshwater fisheries biologist, Cathy Martin at 653-2887.

Nuisance Waterfowl

Ponds in the site plan may attract waterfowl like resident Canada geese and mute swans. High concentrations of waterfowl in ponds create water-quality problems, leave droppings on lawn and paved areas and can become aggressive during the nesting season. Short manicured lawns around ponds provide an attractive habitat for these species. DNREC recommends native plantings of tall grasses, wildflowers, shrubs, and trees at the edge and within a buffer area (50 feet) around the perimeter. Waterfowl do not feel safe when they can not see the surrounding area for possible predators. These plantings should be completed as soon as possible as it is easier to deter geese when there are only a few than it is to remove them once they become plentiful. The Division of Fish and Wildlife does not provide goose control services, and if problems arise, residents or the home-owners association will have to accept the burden of dealing with these species (e.g., permit applications, costs, securing services of certified wildlife professionals). Solutions can be costly and labor intensive; however, with proper landscaping, monitoring, and other techniques, geese problems can be minimized.

State Fire Marshal's Office – Contact: Duane Fox 856-5298

These comments are intended for informational use only and do not constitute any type of approval from the Delaware State Fire Marshal's Office. At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

a. **Fire Protection Water Requirements:**

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Cabins, Pool house and Office)
- Where a water distribution system is proposed for single family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (RV Lots)
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sq.ft., 3-stories of more or over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements.
- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR

c. **Accessibility**

- All premises which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Shingle Point Road must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.

- Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
 - The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
 - The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.
 - NFPA 1194 Standard for Recreational Vehicle Parks and Campgrounds should be consulted for park and lot layouts.
- d. **Gas Piping and System Information:**
- Provide type of fuel proposed, and show locations of bulk containers on plan.
- e. **Required Notes:**
- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
 - Proposed Use
 - Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
 - Square footage of each structure (Total of all Floors)
 - National Fire Protection Association (NFPA) Construction Type
 - Maximum Height of Buildings (including number of stories)
 - Note indicating if building is to be sprinklered
 - Name of Water Provider
 - Letter from Water Provider approving the system layout
 - Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
 - Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.delawarestatefiremarshal.com, technical services link, plan review, applications or brochures.

Department of Agriculture - Contact: Milton Melendez 698-4500

The proposed development is in an area designated as Level 4 under the *Strategies for State Policies and Spending*. The *Strategies* and the Sussex County Comprehensive Plan do not support this type of isolated development in this area. The intent of these plans is to preserve the agricultural lands, forestlands, recreational uses, and open spaces that are preferred uses in Level 4 areas.

In addition, this site is a part of an “excellent recharge” area. DNREC has mapped all ground water potential recharge areas. A “good” rating is the second highest rating and designates an area as having important groundwater recharge qualities. Maintaining pervious cover in “Excellent” and “Good” recharge areas is crucial for the overall environmental health of our state and extremely important to efforts which ensure a safe drinking water supply for future generations. Retention of pervious cover to ensure an adequate future water supply is also important for the future viability of agriculture in the First State. The loss of every acre of land designated as “excellent” and “good” recharge areas adversely impacts the future prospects for agriculture in Delaware.

Furthermore, the Department of Agriculture and the Department of Natural Resource and Environmental Control, along with other partners developed the State’s “Green Infrastructure” Investment Strategy. This strategy identifies high-value cropland, forestland and natural resource lands for preservation and conservation. **This proposed development site is designated as high value Forestland, Cropland and Natural Resource Land on the Green Infrastructure Investment Strategy. In other words, in addition to their location in a rural area, due to their soil quality and other significant environmental factors, these lands have been further designated by the State for conservation and preservation. It is rare that all three green infrastructure conservation targets would be relevant one the same parcel. This further underscores the importance of preserving and conserving this site**

The Department of Agriculture and the Delaware Forest Service opposes the proposed development which conflicts with the preferred land uses, making it more difficult for agriculture and forestry to succeed, and increases the cost to the public for services and facilities.

More importantly, both the Department of Agriculture and the Delaware Forest Service opposes this project because it negatively impacts those land uses that are the backbone of Delaware’s resource industries - agriculture, forestry, horticulture - and the related industries they support. Often new residents of developments like this one, with little understanding or appreciation for modern agriculture and forestry, find their own lifestyles in direct conflict

with the demands of these industries. Often these conflicts result in compromised health and safety; one example being decreased highway safety with farm equipment and cars competing on rural roads. The crucial economic, environmental and open space benefits of agriculture and forestry are compromised by such development. We oppose the creation of isolated development areas that are inefficient in terms of the full range of public facilities and services funded with public dollars. Public investments in areas such as this are best directed to agricultural and forestry preservation.

The Delaware Department of Agriculture and the Delaware Forest Service supports growth which expands and builds on existing urban areas and growth zones in approved State, county and local plans. Where additional land preservation can occur through the use of transfer of development rights, and other land use measures, we will support these efforts and work with developers to implement these measures. If this project is approved we will work with the developers to minimize impacts to the agricultural and forestry industries.

Sussex County – Contact: Richard Kautz 855-7878

The applicant is reminded that the proposal must comply with the Sussex County Zoning Ordinance, Section 115-172 H.

The Sussex County Engineer Comments:

An individual on-site wastewater system is proposed to serve the proposed campground of 37 acres. The project is within the North Coastal Planning Area, but is not in an area where Sussex County expects to provide sewer service in the foreseeable future.

Sussex County requires the design and construction of the collection and transmission system to Sussex County requirements. A review and approval of the collection, treatment and disposal system by the Sussex County Engineering department is required and plan review fees may apply. A concept plan, that includes the wastewater collection and treatment system, must be submitted to the Sussex County Engineering Department for review and approval. A checklist for preparing concept plans was handed out at the meeting.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

PLUS 2005-09-03

Metz Property

Page 16 of 16

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script, reading "Constance C. Holland". The signature is written in dark ink and is positioned above the printed name.

Constance C. Holland, AICP
Director

CC: Sussex County